

CDBG Application Public Hearing
Tazewell County
MINUTES

The public hearing for the County's application for public infrastructure construction grant under the Community Development Block Grant (CDBG) program was called to order by Chairman David Zimmerman at 5:30 p.m., November 17, 2021. An attendance register was circulated for all present to sign. The audience consisted of James Cummings of the Greater Peoria Economic Development Board and several interested citizens.

Mr. Cummings explained that the purpose of the hearing was to provide an opportunity for all citizens to express their opinions, questions and priorities on community development including housing a priorities list of community development and housing needs; to discuss the proposed project; and to provide other program information. He distributed a synopsis on CDBG that provided information on all the components for the current program year. He also provided an agenda for all in attendance to follow. The synopsis included essential information on public infrastructure, disaster response (formerly "emergency"), economic development and housing, associated detail and ineligible activities. The synopsis outlined the type of program CDBG is, where the funds come from, eligible applicants, eligible and ineligible activities, grant ceilings, low- and moderate-income (LMI) benefit, leveraging, application restrictions, total funding availability, and breakdowns by each program component, the fact that the program is very competitive, specifically that more applications are generally submitted than funded in nearly every year.

It was discussed that the County should avoid projects that cause involuntary displacement of people, especially persons of low- and moderate-income, from their homes, or, at least minimize any displacement its project might cause. The project for which this hearing is being held will not displace anyone from his or her home. Most, if not all the records on the project would be available to the public in the same manner as other public records kept by the County.

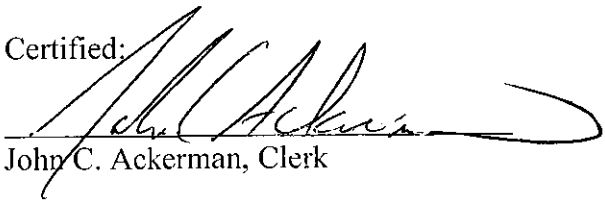
Mr. Cummings distributed a summary of the project that explained that the project consists of a grant to Regal Industrial Midwest Realty Group LLC for the purchase of real estate and equipment by, which includes a 76,000 square foot existing building, modifications to the building to adapt it to the new business, installing fencing, grading a part of the land and the installation of equipment. The information provided included the description, detailed cost, LMI benefit which must, at a minimum be 51% measured by the creation of 14 full-time-equivalent (FTE) jobs. The project also includes activity delivery costs, otherwise and formerly known as grant administration. The realty company will in turn lease the property to Regal Industrial Midwest LLC to operate the business and create the jobs. The total project cost is \$4,198,263. The CDBG request is for \$350,000, with \$334,000 designated for property purchase and \$16,000 for activity delivery. Regal will finance \$3,848,263 with a bank loan and a cash equity injection. There will be no impact by this project on the County's finances, because the project does not involve the county's financial participation.

There was a discussion of the project among the County Board and comments and suggestions by the citizens in attendance. Other matters discussed at this time were other community development and housing needs. The list of items, in order of priority, were:

- 1. To encourage and assist new businesses, such as Regal Industries, to locate within the county;**
- 2. To assist existing businesses to expand;**
- 3. To diversify employment;**
- 4. To promote stabilization and growth of the existing employment base;**
- 5. To retain and re-employ (where necessary) dislocated workers within the County;**
- 6. Preserve the existing housing stock and to provide a housing mix that would allow a residential choice for all ages and income groups;**
- 7. To maintain other infrastructure within the County, including drainage, storm sewers and roads;**
- 8. To provide essential governmental, recreational and educational public services;**
- 9. To protect lands suitable for industry for possible future development through the use of zoning and other delegated powers.**

The hearing was adjourned at 5:52 p.m.

Certified:


John C. Ackerman, Clerk

TAZEWELL COUNTY

Community Development
Block Program (CDBG)

ATTENDANCE REGISTER

Application Public Hearing
5:30 p.m.
November 17, 2021

TITLE/ORGANIZATION
(Public official, staff,
citizen, etc.)

	NAME	ADDRESS	TITLE/ORGANIZATION
1	Kristal Bachman	115. 4th St, Pe Kin IL	Community Development Adm. Tazewell County
2	JACKIE WORMAN	115. 4th St. Room 400 PEKIN	COMM DEV INSP COOR.
3	Greg Sims		City Bd
4	Bill Atkins		City Bd
5	Wayne A Hertz		City Bd
6	<i>[Signature]</i>		
7	<i>[Signature]</i>		
8	<i>[Signature]</i>		County Board
9	<i>[Signature]</i>		County Board
10	Monica Connett		"
11	<i>[Signature]</i>		"
12	Nancy Proehl		County Board
13	<i>[Signature]</i>		County Board
14	<i>[Signature]</i>		County Board
15	<i>[Signature]</i>		" "
16	Sammy Dick Stinson		County Board
17			

TAZEWELL COUNTY

ATTENDANCE REGISTER

CDBG Public hearing 11/17/21

18 Wendy Ferrisell

11 S. 4th Pekin IL
401 NE Jefferson Ave.
Peoria

Tazewell County

19 Jim Cummings

GPEDC

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Tazewell County Public Hearing
Community Development Block Grant Program
Economic Development Component
Application Public Hearing
November 17, 2021 – 5:30 p.m.

Sign In-Sheet

Name:

Address:

Ryan Barky

Dynah [unclear]

Nancy Powell

Monica Connett

[unclear]

Lenora Fisher

BAEDC

Den Newcomb

TWM

[unclear]

W. L. Hoff

W. L. Hoff

Sally Haly

Taz Co Board

Greater Peoria EDC